

# UNOFFICIAL COPY

Doc#: 1815829273 Fee: \$58.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/07/2018 11:33 AM Pg: 1 of 6

## WARRANTY DEED

**AFTER RECORDING MAIL TO:**  
**Joseph A. La Zara & Associates P.C.**  
7246 West Touhy Ave  
Chicago, IL 60631

Dec ID 20180501681234  
ST/CO Stamp 2-087-308-832 ST Tax \$135.00 CO Tax \$67.50

**MAIL REAL ESTATE TAX BILL TO:**  
**Filippo Citrano Living Trust**

207 E. SCHOOL  
PROSPECT HEIGHTS, IL 60070



**THE GRANTORS:** David R. Leggett and Patricia L Lubman, the Heirs at Law of Carol Leggett, of the Village of Palatine, State of Illinois, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Filippo Citrano Living Trust, 207 E. SCHOOL, PROSPECT HEIGHTS, IL 60070 to have and to hold the following described real estate situated in the County of Cook in the State of Illinois, to wit:

*See Attached Legal Description*

Commonly known as: 251 N. Greenwood Ave., Palatine, IL 60074  
PIN: 02-14-421-008-0000

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

**SUBJECT TO:** (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

REAL ESTATE TRANSFER TAX		07-Jun-2018	
		COUNTY:	67.50
		ILLINOIS:	135.00
		TOTAL:	202.50
02-14-421-008-0000		20180501681234   2-087-308-832	

Baird & Warner Title Services, Inc.  
475 North Martingale  
Suite 120  
Schaumburg, IL 60173

BW18041990 1/1 7C

# UNOFFICIAL COPY

DATED this 17 day of MAY, 2018.

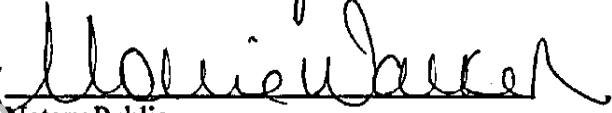


David R. Leggett the Heir at Law of  
Carol Leggett

STATE OF Tennessee  
COUNTY OF Shelby )SS

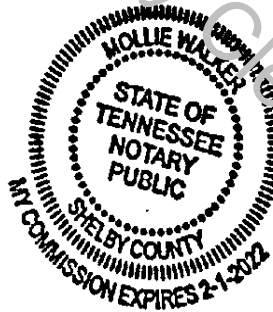
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **David R. Leggett, the Heir at Law of Carol Leggett**, personally known to me to be the same person whose name are subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 17<sup>th</sup> day of May, 2018.

  
Notary Public

**NAME AND ADDRESS OF PREPARER:**

Andrew Pearson  
AJP Law Firm, LLC  
800 W Central Rd, Suite 105  
Mount Prospect, IL 60056



Cook County Clerk's Office

# UNOFFICIAL COPY

DATED this 16th day of May, 2018.

Patricia L. Lubman

Patricia L. Lubman the Heir at Law of  
Carol Leggett

STATE OF \_\_\_\_\_ )  
 )SS  
COUNTY OF \_\_\_\_\_ )

I, the undersigned a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Patricia L Lubman the Heir at Law of Carol Leggett, personally known to me to be the same person whose name are subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that she signed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

See attached Acknowledgment  
Notary Public

**NAME AND ADDRESS OF PREPARER:**

Andrew Pearson  
AJP Law Firm, LLC  
800 W Central Rd, Suite 105  
Mount Prospect, IL 60056

PROSPECT OF COOK COUNTY CLERK'S OFFICE

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## Acknowledgement

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of this document.

State of California  
County of Solano

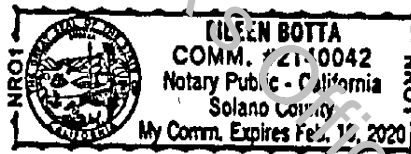
On MAY 16, 2018 before me, Eileen Botta, Notary Public  
(insert name and title of the officer)

Personally appeared PATRICIA L LUHMAN

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he/she they executed the same in his/her their authorized capacity (is), and that by his/her their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Eileen Botta

(Seal)

Other optional information:

Document title WARRANTY DEED

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## EXHIBIT A

**LOT 8 IN BLOCK 4 IN HAROLD RESKIN ADDITION TO PALATINE, IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JULY 12, 1955 AS DOCUMENT NO. 1606941.**

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## STATEMENT OF ACCEPTANCE OF CONVEYANCE OF REAL PROPERTY INTO A TRUST BY THE TRUSTEE, PURSUANT TO §760 ILCS 5/6.5

I, FILIPPO CITRANO, the TRUSTEE for the TRUST NAMED: FILIPPO CITRANO TRUST  
(NAME OF TRUSTEE ABOVE) (NAME OF TRUST ABOVE)

and established on 1/15/2006, by the FILIPPO CITRANO TRUST  
(DATE TRUST CREATED ABOVE) (NAME OF TRUST ABOVE)

Trust Agreement, do now hereby ACCEPT this transfer of the Real Property with the following information:

**COMMON ADDRESS:** 251 North Greenwood Avenue, Palatine, IL 60074

**PROPERTY IDENTIFICATION #:** 02-14-421-008-0000

**LEGAL DESCRIPTION:** LOT 8 IN BLOCK 4 IN HAROLD RESKIN ADDITION TO PALATINE, IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JULY 12, 1955 AS DOCUMENT NO. 1606941.

as conveyed by the attached conveyance instrument type WARRANTY DEED, signed and dated on the 17<sup>th</sup> day of MAY in the year 2018, and now being sought to be recorded with the Cook County Recorder of Deeds.

  
TRUSTEE SIGNATURE ABOVE

5-25-2018  
DATE SIGNED

**SPECIAL NOTE:** PURSUANT TO §760 ILCS 5/6.5, AS OF JANUARY 1<sup>ST</sup>, 2017, THE TRANSFER OF REAL PROPERTY TO A TRUST REQUIRES A TRANSFER OF LEGAL TITLE TO THE TRUSTEE EVIDENCED BY A WRITTEN INSTRUMENT OF CONVEYANCE AND ACCEPTANCE BY THE TRUSTEE. THIS PROVISION DOES NOT APPLY TO ANY OF THE FOLLOWING UNLESS SPECIFICALLY REFERENCED BY THE GOVERNING INSTRUMENT: (A) LAND TRUST; (B) VOTING TRUST; (C) SECURITY INSTRUMENT SUCH AS A TRUST DEED OR MORTGAGE; (D) LIQUIDATION TRUST; (E) ESCROW; (F) INSTRUMENT UNDER WHICH A NOMINEE, CUSTODIAN FOR PROPERTY OR PAYING OR RECEIVING AGENT IS APPOINTED; OR (G) A TRUST CREATED BY A DEPOSIT ARRANGEMENT IN A BANKING OR SAVINGS INSTITUTION, COMMONLY KNOWN AS A "TOTTEN TRUST".